

**FORECLOSURE: 4-BEDROOM, 3 BATH HOME ON
11.87 ACRES IN DANBY, VT**



AUCTION

TUESDAY, SEPTEMBER 23 @ 11AM

Registration & Inspection from 10AM

209 Kelly Hill Road, Danby, VT 05739

No Open House

(The property is tenant-occupied; no unauthorized entry or disturbance is permitted.)



This 1989 center hall colonial reproduction sits proudly on scenic Kelly Hill Road with sweeping sunset views of Pawlet's iconic Three Sisters – Haystack, Middle, and Bald Mountains (also known as the Sleeping Lady). Set on nearly 12 acres of flat meadowland, the property offers privacy and versatility, ideal for equestrian or agricultural use, with an additional 80 acres of protected land across the road owned by the New England Forest Foundation.

With its timeless design, generous living space, and spectacular Vermont setting, this property presents an incredible auction opportunity for buyers, investors, and visionaries.

This property is occupied, please respect tenants. Home is in need of repair and upgrades.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built 1989
 Siding Wood Siding
 Roof Slate
 Basement Full, Unfinished
 Foundation Concrete
 Heat HW/Multi Zone/Oil
 Water Drilled Well/Purifier
 Sewer On Site Septic
 Square Footage 2,886±
 Rooms 7
 Bedrooms 4
 Baths 3
 Garage Attached 2 Car
 Acreage 11.87±
 Town of Danby Assessment \$518,300
 Town of Danby Taxes \$8,750.97

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing, on or within 14 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.



Date Printed 06/30/23

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Land Value	94,700 Homestead	518,300

PO BOX 31

PAWLET, VT 05761

Location 209 KELLY HILL RD

Descr:

Parcel Information

Tax Map #

Span 171-054-10135

Status

Book 112

Page 52

BUILDING

Total Rooms	7	Year Built
Bedrooms	4	Effect Age
Full Baths	3	Condition
Half Baths	0	Phys Depr
Kitchens	1	Funct Depr
		Econ Depr

1989	Building SF	2886	Energy Adj
34	Quality	3.50	Bsmt Wall
Good	Style	2 Story	Bsmt SF
15	Design	Colonial	Bsmt Fin
0	Bldg Type	Single	Bsmt Fin SF
0			

Average	Roughins	1
Conc 8"	Plumb Fixt	12
1148.00	Fireplaces	2
UnFinsh	Porch	635
0	Gar/Shed	550
	% Complete:	0

INSPECT

INSP. Reschedu INSP.

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ADDRESS _____

NOTES

MicroSolve CAMA 2000

PAYABLE TO:

MAIL TO:

Town of Danby

PO Box 231

Danby, Vt 05739

If a receipt is needed, please
enclose a stamped,
self-addressed envelope.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
100.	07/17/2025	2024

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charge in addition to collectors fee of 8%. Postmarks are accepted as timely payment.

Description: HSE & LAND

Location: 209 KELLY HILL RD

SPAN # 171-054-10135

SCL CODE: 054

TOTAL PARCEL ACRES

11.87

OWNER **WATERS RAYMOND F**
PO BOX 31
PAWLET VT 05761

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	518,300	518,300
TOTAL TAXABLE VALUE	518,300	518,300
GRAND LIST VALUES	5,183.00	5,183.00

MUNICIPAL TAXES				EDUCATION TAXES				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
Town	0.4407	x5,183.00=	2,284.15	<div>NON HOMESTEAD EDUCATION</div> <div>1.2456</div> <div>x5,183.00=</div> <div>6,455.94</div> <div>1.3910 (state rate) / 111.67% (CLA) = 1.2456</div> <div>Payments</div> <div>TOTAL EDUCATION TAX</div> <div>6,455.94</div> <div>EDUCATION STATE PAYMENT</div> <div>0.00</div> <div>EDUCATION NET TAX DUE</div> <div>6,455.94</div> <div>TAX SUMMARY</div> <div>Municipal + Education</div> <div>TOTAL TAX</div> <div>8,750.97</div> <div>TOTAL STATE PAYMENT</div> <div>0.00</div> <div>TOTAL NET TAX DUE</div> <div>8,750.97</div>				
Local Agreement	0.0021	x5,183.00=	10.88					
<div>Revised Bill</div>								
TOTAL MUNICIPAL TAX			2,295.03					
MUNICIPAL STATE PAYMENT			0.00					
MUNICIPAL NET TAX DUE			2,295.03					

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Danby

PAYMENT DUE		TAX YEAR
11/15/2024		2024
OWNER NAME		
WATERS RAYMOND F		
PARCEL ID		
100.		
AMOUNT DUE	8750.97	
AMOUNT PAID		

Please forward
to new owner if
you have sold.
Escrowed taxes
should be
forwarded to
your mortgage
company.